SEAGATE

HOMES

PUBLIC OPEN SPACE, LANDSCAPE & MANAGEMENT PLAN

DAMGATE, HOLBEACH

Public Open Space, Landscape and Management Plan

Introduction

This document for the Public Open Space, Landscape and Managed areas of the development has been prepared in response to South Holland District Council`s planning approval H09-0243-26, Land off Damgate, Holbeach to satisfy Conditions 5, 8, 10 and 13.

Condition 5

Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses, in the opinion of the Local Planning Authority, shall be made good as and when necessary.

Condition 8

The development hereby permitted shall be carried out in accordance with the recommendations of the approved Ecology and Protected Species Survey (Scarborough Nixon Associates Limited, June 2016) approved under reference H09-0332-16 on 3rd May 2018. In addition, before above ground work begins, details of the management of the following areas of landscaping, in line with the Biodiversity Metric 4 calculations submitted as part of the development hereby approved, and in conjunction with Conditions 5, 6 and 7 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details:

- *Biodiversity Management for the 9m strip adjacent to the IDB drain as shown on plan 10009-SGH-SL-AR-1001 Rev P06;*
- *Long term management plan for newly planted trees, including management in dry periods for at least the first two years so that they can take advantage of the long daylight hours of spring and summer to establish root systems;*
- *Management of amenity space around the ponds, including for Biodiversity Net Gain, including protective fencing during construction periods to create Biodiversity islands that remain undisturbed;*
- *Management of areas within amenity space to sustain and enhance wildlife, including cutting regimes to retain longer grassed areas, shorter grass near paths to reduce fire hazards;*
- *Details of the management of the replacement comprehensive landscaping scheme agreed to replace the removal of trees as part of permission H09-0277-20, so that it is incorporated into the overall landscaping scheme as approved.*

Condition 10

Before the commencement of development hereby permitted, details of the management and maintenance in relation to the details to be agreed under condition 5 of this permission, a schedule for the areas of landscaping, incidental open space, refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.

Condition 13

Within 6 months from the date of this permission a Landscape and Land Management Scheme shall be submitted to and approved in writing by the Local Planning Authority for the areas identified on Drawing No. 10009-SGH-SL-AR-1001 Rev P06 as "Area to be Considered Under Separate Full Application". The Scheme shall include:

a) details of the proposed treatment and appearance of the land;

b) details of any planting, landscaping, grassed areas, boundary treatments or other landscape features;

c) details of any amenity, landscape or ecological features proposed within the land;

d) details of the future management and maintenance arrangements for the land, including identification of the party responsible for its ongoing management; and

e) a timetable for implementation.

The approved Scheme shall be implemented in accordance with the approved details and thereafter maintained in accordance with the approved management arrangements.

The information within this management plan is to be read in conjunction with the following drawings;

- 10009-SGH-DR-AR-1006 C07 Boundary and External Works (Ph1) 1of4 **(Appendix A)**
- 10009-SGH-DR-AR-1007 C05 Boundary and External Works (Ph1) 2of4 **(Appendix A)**
- 10009-SGH-DR-AR-1008 C05 Boundary and External Works (Ph1) 3of4 **(Appendix A)**
- 10009-SGH-DR-AR-1016 C03 Boundary and External Works (Ph1) 4of4 **(Appendix A)**
- 10009-SGH-DR-AR-1040 P01 Boundary and External Works 5of11 **(Appendix A)**
- 10009-SGH-DR-AR-1041 P01 Boundary and External Works 6of11 **(Appendix A)**
- 10009-SGH-DR-AR-1042 P01 Boundary and External Works 7of11 **(Appendix A)**
- 10009-SGH-DR-AR-1043 P01 Boundary and External Works 8of11 **(Appendix A)**
- 10009-SGH-DR-AR-1044 P01 Boundary and External Works 9of11 **(Appendix A)**
- 10009-SGH-DR-AR-1045 P01 Boundary and External Works 10of11 **(Appendix A)**
- 10009-SGH-DR-AR-1046 P01 Boundary and External Works 11of11 **(Appendix A)**
- 10009-SGH-MRP-AR-1004 P04 - Maintenance and Responsibility Plan **(Appendix B)**

Existing Boundary and Internal Trees

The protection of existing trees and hedges to the development boundary and within the development area, shall be done so through installing chestnut pale or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees.

No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Management Responsibilities

The Maintenance and Responsibility Plan (Appendix B) has been provided to show different management responsibilities across the development.

The areas denoted in green within the development will be offered to Lincolnshire County Council Highways for adoption under a Section 38 Agreement.

The areas denoted in blue are shared Private dives which are to be maintained by residents those who share the driveway.

The areas denoted in yellow are Open space areas to be maintained by a Management Company.

The area in yellow and edged blue is the SuDS (Attenuation Pond) and will be maintained by Management Company.

Adoption under Section 278 and Section 38

Areas to be offered to the Local Highway Authority for adoption under Section 278 and Section 38 of the Highways Act 1980:

In the short term, i.e. prior to the signing of the Section 278 and Section 38 Agreements, the Contractor will maintain the roads and culvert prior to the adoption, ensuring a suitable level of maintenance to facilitate future adoption and a safe working site.

Should the Section 38 Agreement not be signed or completed, the Contractor will continue maintenance prior to site completion and handover to a level which would otherwise be deemed suitable for adoption by the Highways Authority.

The site shall be inspected quarterly and any failures within the potential adopted public highway shall be repaired to the requirements of the Housing Estate Road Construction Specification current at the time within 28 days of the inspection or within 7 days if the damage is deemed to represent a hazard to the users of the site.

Any damage reported and shall be inspected within 5 working days and remedial action in accordance with the above shall be undertaken.

Maintenance of Private Driveways

The responsibility for maintaining private driveways, either permeable or non-porous and refuse collection points will be the Homeowners / Tenants, whose home the driveway shares.

Individual Homeowners / Tenants will be made aware of their responsibilities for maintenance via the handover packs for the property and this will be reinforced by details included in the legal packs.

Maintenance Schedule	Action Required	Frequency
Regular Maintenance	Sweeping and vacuuming	Three times/year at end of winter (March), summer (July/August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturer's recommendations.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas.	As required
	Removal of weeds	As required
Remedial Actions	Remediate any landscaping which, through vegetation, maintenance or soil slip, has been raised to within 50mm off the level of paving.	As required
	Remedial work to any depressions, rutting considered	As required

	detrimental to the structural performance or a hazard to users.	
	Reconstruction of surface and upper sub-structure	As required (if infiltration performance is reduced as a result of significant clogging).
Monitoring	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required, take remedial action	3-monthly and 48hrs after a storm that is considered to be a 1:30 year event
	Inspect silt accumulation rates and establish appropriate sweeping frequencies	Annually
	Monitor inspection chambers and catchpits and clean as required	Annually

Landscaping (Planting, Establishment and Aftercare)

Planting of trees and shrubs should be undertaken from November through until March to offer the planting the best opportunity to establish. Any container grown plants planted outside of these months will require additional frequent watering.

Bare rooted plants shall be soaked for 30 minutes to 2 hours prior to planting, with container grown plants watered thoroughly prior to planting. Planting depth shall be equal to the original potted depth, not deeper, the holes for the trees shall be square and twice to three times as wide as the roots. Roots with compacted sides to be broken up carefully with a fork. If the ground is waterlogged planting is not to occur and shall be delayed until the ground conditions improve. All trees within 4 meters and hedges & shrubs within 3 meters of the public Highway boundary (back of footpath) are to have root barrier / deflectors installed, to a minimum of 1.2 meters below ground level.

Back filling material shall be a mix of dug out soil and organic matter compost. The ground shall be firmed gently with heel to remove air pockets, soil not to be overly compacted. Stakes are to be installed to support larger trees with suitable tree ties, smaller trees will not require staking. Spiral guards to trees on the boundary of the development to offer protection from wildlife.

Water all planting generously after planting, with a 5cm layer of bark mulch around the base (not touching the stem) to retain moisture and supress weed growth.

Watering shall be undertaken on a weekly basis (or more frequently if hot / drought conditions prevail) during the spring and summer months. Watering to be sufficient to allow water to reach roots and not just to dampen the surface soils. Equally, soils are not to be over watered as this will cause rotting roots. Allowance for approximately 30 to 50 litres of water per square meter shall be made. Weeding shall be undertaken as required to supress growth, this should include an area of 1 meter around trees.

During watering a maintenance inspection is to be carried out to ensure the health of the planting is optimal and to ensure stakes, guards and ties are not chaffing the tree as they grow. Stakes are to be removed after 2 full seasons of growth.

Inspections of the landscaping installed shall be undertaken by the Landscaping Contractor on every visit to site and by the site management team during the watering. Any signs of distress or disease shall be reported to the Contractor to assess and if deemed necessary replacement planting to be installed.

Public Open Space Management

Handover

Prior to handover of Public Open Space, the developer will liaise with the Management company providing full as-built / construction drawings. A CDM file containing any specific maintenance requirements will be supplied to the Management company. A snagging process will be completed to ensure the Public Open Space and wider managed areas have been laid out as per the approved drawings and oversee any rectification work.

Health & Safety

At the point of handover, a competent health and safety consultant will undertake a risk assessment across the Public Open Space as part of the wider estate risk assessments. Any actions which arise as part of the assessment will be discussed with the developer or actioned by the agent on behalf of the management company. As part of the above risk assessments, we expect a recommendation will be made to carry out periodic inspections of the Public Open Space (six monthly as a minimum) to monitor its condition and upkeep.

Estate Manager

To oversee the development an estate manager will be appointed to the scheme who will have overall responsibility for all aspects of the management including financial, legal, management and maintenance. As part of their role they will attend site on a minimum of a six monthly basis to visually inspect the Public Open Space and wider estate to ensure there are no obvious visual signs of damage and identify any reactive maintenance needs.

Landscaping and Habitat Management

The management of landscaping on site will follow the principles of a Habitat Management and Monitoring scheme, the following timelines and responsibilities across the development set out the basis of the proposal.

Ongoing assessment of the habitat creation and management measures will be undertaken, whereby the site will be subject to an inspection by a Suitably Qualified Ecologist at years 2, 5 and 10. The inspections should be undertaken during the optimal botanical survey window (May – August) to provide the best assessment of habitat types and conditions. A report of any defects will be produced after every inspection, detailing the results of the survey and any remediation requirements necessary.

Habitat Management

Amenity Grassland Management Prescriptions		
Management	**When**	**Rationale**
Cut meadow once first year after sowing.	First August after sowing.	The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.
Cut meadow twice annually.	Annually (>1 year after sowing) Late march / early April and late August/ early September.	This ensures the meadow does not grow excessively long and become rank but allows wildflowers to set seed and invertebrates to breed. Cutting

		twice annually will also prevent encroachment of scrub and bracken.
Arisings will be removed from the Site.	Post cut.	Removing the arisings is essential to prevent the grass decaying into the soil homogenising nutrient availability.
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions.

Other General Maintenance

Site Furniture, Structures: Inspection of the following on a quarterly basis to ensure stability in the ground, the effectiveness of all fasteners and the sound condition of all timber/ metal work:

- Fences (including temporary protective fencing)
- Signposts
- Re-apply paints and other protective coatings as necessary to maintain all structures in a sound and attractive condition.

Fly-tipping:

- Inspect areas regularly which, because of their location and access, may attract fly-tipping, including along fences of back gardens.
- Remove tipped/ deposited material at the earliest opportunity to avoid further accumulation and possible health hazard.

APPENDIX

APPENDIX A – LANDSCAPE and EXTERNAL WORKS PLANS



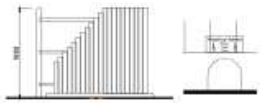
DAMGATE - HOLBEACH



FENCING DETAILS

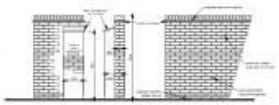


0.45m high timber knee rail fence

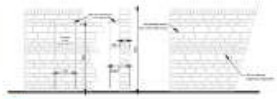


1.8m high Close-boarded Timber Fencing with timber gravel board

13cm x 13cm hedgehog opening in the bottom of fence/brick wall
Hedgehog Highway Sign fitted above openings.



1.8m high facing brick garden wall



1.8m high stone garden wall



1.2m high black galvanised estate railings

Key

Shared Driveways

Private Drives

NOTES:

Key

Proposed Housing

Unmarked Path Chipping + Hardstone

Private Rear/Front Garden Areas unless noted otherwise

Public Open / Green Spaces

Principal Highway / Road - Tarmacadam

Principal Highway / Road - Footpaths - Tarmacadam

Shared Driveways

Private Drives

Grey Paving Slabs
Private balconies require slabs or resins 1200mm² grading

Grey Paving Slabs - 600mm Footpaths

Gravel

Filter Strip

8M EDG Easement

Tactile Paving Area

1.8m Close-boarded Timber Fencing

0.45m knee rail fencing

Concrete gravel board with fence on top

1.2m high galvanised black estate railings

1.2m post and rail timber fence

1.8m brick wall

1.8m stone wall

Cables

Proposed Tree Planting

Bat Box

28mm reed box

28mm reed box

Open fronting nest box

Sparrow terrace box

Shelf nest box

Swallow nest box

House martin nest box

Proposed Hedge

Proposed Shrubs

Hedgehog Box

Hedgehog Highway

SEAGATE HOMES

PROPOSED RESIDENTIAL DEVELOPMENT,
DAMGATE, HOLBEACH, LINCS.

BOUNDARY AND EXTERNAL WORKS PLAN (PHASE 1)
1 OF 4

WK — JUNE 2024

CONSTRUCTION — 1:200 @A1

19039-SAH-DR-AR-1007 — C05

DAMGATE - HOLBEACH



FENCING DETAILS

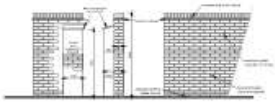


0.45m high timber lenax rail fence



1.8m Close-boarded Timber Fencing with timber gravel board

13cm x 13cm hedgehog opening in the bottom of fence/brick wall. Hedgehog Highway Sign fitted above openings.



1.8m high facing brick garden wall



1.8m high stone garden wall



1.2m high black galvanised estate railings

Key

- Proposed Housing
- Ornamental Bark Chipping + Membrane
- Private Road/Front Garden Areas unless noted otherwise
- Public Open / Green Space
- Principal Highway / Road - Footpaths + Tarmacadam
- Principal Highway / Road - Footpaths + Tarmacadam
- Shared Driveways
- Private Drives
- Grey Paving Slabs
- Grey Paving Slabs - 900mm Footpaths
- Edging
- Filter Strip
- 1.8m Close-boarded Timber Fencing
- 0.45m brass rail fence
- Concrete gravel board with fence on top
- 1.8m high galvanised black estate railings
- 1.2m post and rail timber fence
- 1.8m brick wall
- 1.8m stone wall
- Gates
- Proposed Tree Planting
- Bat box
- 28mm reed box
- 28mm reed box
- Open fronting nest box
- Sparrow terrace box
- Shelf nest box
- Swallow nest box
- House martin nest box
- Proposed Hedge
- Proposed Shrubs
- Hedgehog Box
- Hedgehog Highway

NOTES:

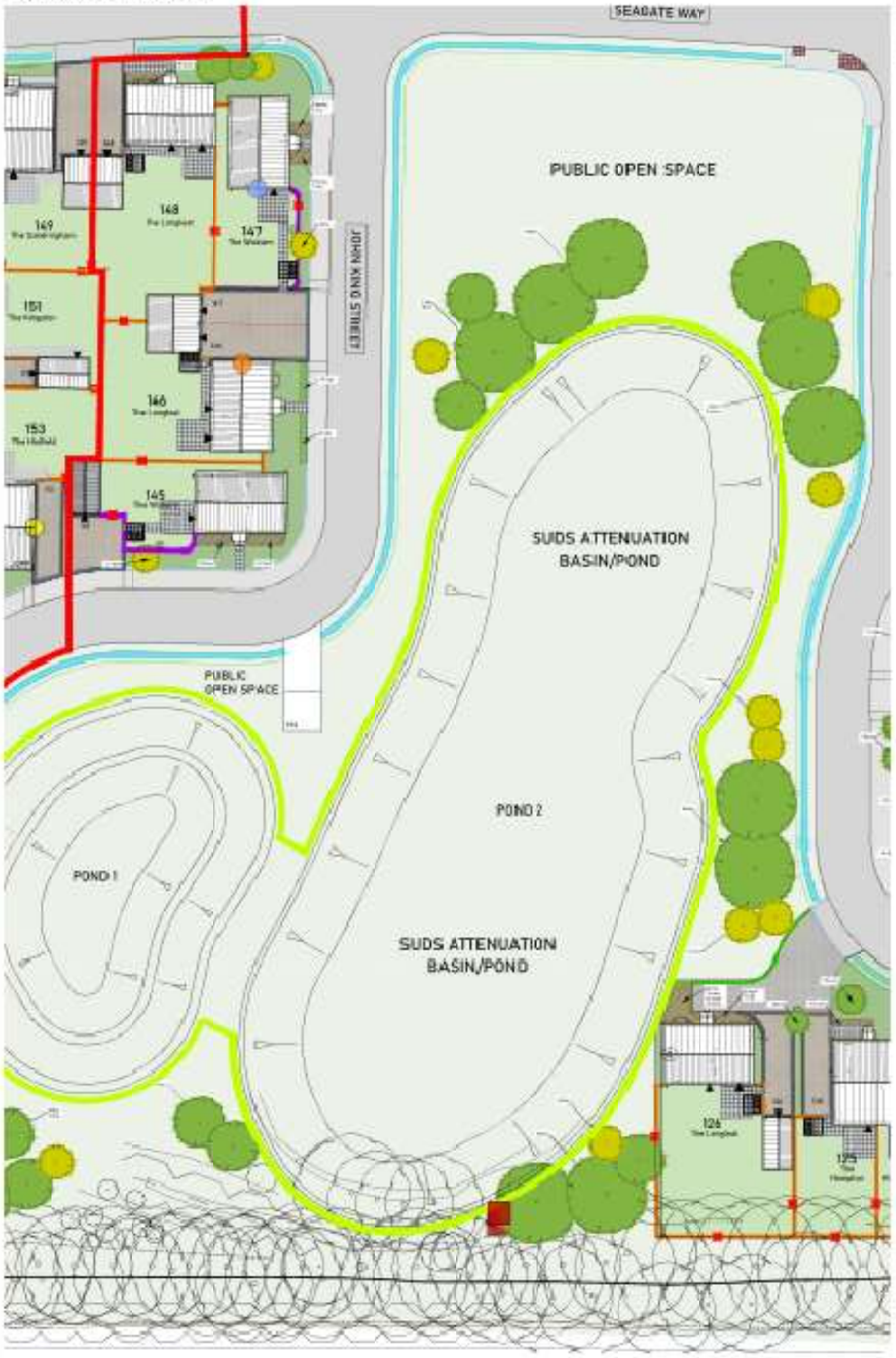
SEAGATE HOMES

PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH, LINCS.

BOUNDARY AND EXTERNAL WORKS PLAN (PHASE 1) 1 OF 4

Drawn	WK	Date	JUNE 2024
Status	CONSTRUCTION	Scale	1:200 @A1
Drawing Number	10281-SSH-DR-AR-1003	Rev	C05

DAMGATE - HOLBEACH





SEAGATE HOMES

DAMGATE - HOLBEACH



DAMGATE - HOLBEACH



DAMGATE - HOLBEACH



SEAGATE HOMES


DAMGATE - HOLBEACH
ACE CLOSE
SEAGATE WAY
SEAGATE WAY
ALBATROSS DRIVE
PUBLIC OPEN SPACE
63 The Hampton
64 The Hatfield
65 The Hatfield
66 The Hampton
67 The Hampton
68 The Longleat
69 The Longleat
70 The Longleat
71 The Hampton
72 The Hampton
73 The Hampton
74 The Sandringham
75 The Woburn
76
77 The Sandringham
78 The Hampton
79 The Hampton
81
135 The Woburn
134 The Sandringham
136 The Hatfield
137
140
133 The Holkham
132 The Hampton
131
Key
NOTES:
READ IN CONJUNCTION WITH FENCING DETAILS. DWG NO. 474-15-07.
SEAGATE HOMES
PROPOSED RESIDENTIAL DEVELOPMENT DAMGATE, HOLBEACH, LINCS.
BOUNDARY AND EXTERNAL WORKS PLAN 8 OF 9
PRELIMINARY
1:200 @A1

DAMGATE - HOLBEACH



DAMGATE - HOLBEACH



Key

- Proposed Housing
- Dimminsdall Bath Chipping + Weldmesh
- Private Front Garden Areas (cross noted otherwise)
- Public Open / Green Spaces
- Principal Highway / Road - Tarmacadam
- Principal Highway / Road - Footpaths - Tarmacadam
- Shared Driveways
- Private Drives
- Grey Paving Slabs
- Grey Paving Slabs - 600mm Footpaths
- Gravel
- Filter Trips
- 6m HSE Easement
- Flexible Paving Area
- 1.8m Close-boarded Timber Fencing
- 0.45m brick wall fence
- Concrete gravel board with fence on top
- 1.2m high galvanised black railings
- 1.2m post and rail timber fence
- 1.8m brick wall
- 1.8m stone wall
- 2 no high close boarded timber fencing
- Gates
- Proposed Tree Planting
- Bat Box
- 25mm nest box
- 28mm nest box
- Open fronting nest box
- Sparrow terrace box
- Shelf nest box
- Swallow nest box
- House martin nest box
- Proposed Hedge
- Proposed Shrubs
- Hedgehog Box
- Hedgehog Highway

READ IN CONJUNCTION WITH FENCING DETAILS, DWG NO. AR-1603

Key

- Shared Driveways
- Private Drives

NOTES:

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SEAGATE HOMES

PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH, LINCS.

BOUNDARY AND EXTERNAL WORKS PLAN 10 OF 11

Drawn	WR	Date	SEPT 2024
Status	PRELIMINARY	Scale	1:200 @A1
Drawing Number	10809-SEH-DR-AR-1010	Rev	P02



Key

READ IN CONJUNCTION WITH FENCING DETAILS, DWG NO. AR-1041

NOTES:

SEAGATE HOMES

PROPOSED RESIDENTIAL DEVELOPMENT, ORMSKIRK, HOLBEACH, LINCS.

BOUNDARY AND EXTERNAL WORKS PLAN 1 OF 1

WK | SEPT 2016

PRELIMINARY | 1:200 @A1

SEAGATE-SHH-DR-AR-1016 | P01

APPENDIX B – MAINTENANCE and RESPONSIBILITY PLAN

